September 10, 2012 3:00 P.M.

Meeting Rooms D&E City-County Government Center 160 South Macy Street Fond du Lac, Wisconsin

CALL TO ORDER

ROLL CALL: Present: - Matthew Clementi

Andrew Land
Marilyn Zangl
Katie Derksen
Eric Drazkowski

Absent: - Matthew Schoenleber (excused)

Kirsten Quam (excused)
Jeffrey Butzke (excused)
John Piper, III (excused)

Administrative Staff: - Joellyn Dahlin, Principal Planner

Guy Fox, Chief Inspector

APPROVAL OF MINUTES

August 6, 2012

Motion made by Land to approve the minutes of the regular meeting of August 6, 2012 of the Board of Appeals as presented.

Seconded by Zangl.

ROLL CALL VOTE: Aye - Clementi, Derksen,

Drazkowski, Land, Zangl

Nay - None

Carried.

HEARINGS

Appeal No.2012-23 (Reference 2012-04)
859 W Johnson Street

Anchor Signs (Panda Express)

Variance Request: Increase allowable wall signage (east building façade) from 69 square feet to 192.34 square feet; and increase allowable wall signage (south building façade) from 40 square feet to 161.04 square feet.

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Zoning Code Regulations: Zoning Code Section 11.12 I. Schedule V states in the B-6 zoning district 1.0 square foot of wall sign area is permitted for each 1.0 linear foot of building façade.

Motion made by Land to approve the variance request for an increase in wall sign area based on staff findings, and specifically because the increase of wall signage reflects the use of a mural to provide a graphic concept rather than traditional advertising of lettering or similar sign elements. Seconded by Drazkowski.

ROLL CALL VOTE: Aye - Clementi, Derksen,

Drazkowski, Land, Zangl

Nay - None

Carried.

Appeal No. 2012-24 (Reference 2012-22) 632 Rogersville Road

Mills Fleet Farm

Variance Request: Modify one of two nonconforming ground signs on a single lot, increasing the allowable sign area from 107 square feet to 139 square feet (323 square feet total).

Zoning Code Regulations: Zoning Code Section 11.12 I. Schedule V states in the B-5 zoning district (1) One ground sign per lot is permitted; and (2) 1.0 square foot of ground sign area is permitted for each 1.0 linear foot of main building façade.

Appeared in Support:

Dennis J. Paisar, 2925 E Fallcreek Ln., Appleton, WI, appeared as petitioner in support.

Motion made by Clementi to **AMEND** condition number five. Installation of landscaping plants shall be completed not later than June 1, 2013. Seconded by Land.

ROLL CALL VOTE: Aye - Clementi, Derksen,

Drazkowski, Land, Zangl

Nay - None

Carried.

Motion made by Zangl to approve the revised variance to allow modification of a nonconforming sign to allow

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electronic price and on-site product information, including an electronic message center, based on findings referenced herein and specifically for efficiency of use.

Conditions of approval:

- 1. Maximum price sign area: 4'x8' LED sign for numeric product price information and 4'x8' electronic message center.
- 2. The LED price sign and electronic message center shall be designed and installed to give the appearance of a single sign cabinet.
- 3. The existing 6'x12' changeable copy sign on the Fleet Farm store sign shall be removed prior to the installation of a permit for signage permitted herein.
- 4. Wall signage on the gas station building shall be prohibited, reflective of ground sign area that is larger than otherwise permitted by the zoning code.
- 5. Provide landscape plantings including shrubs and trees within the front yard setback on Military Road extending the distance between the two existing pole signs. Landscape plan approval is required prior to the issuance of a permit for changes to the gas station sign as allowed herein. Installation of landscape plantings shall be completed not later than June 1, 2013.

Seconded by Land.

ROLL CALL VOTE: Aye - Clementi, Derksen,

Drazkowski, Land, Zangl

Nay - None

Carried.

ADJOURN

Motion made by Land to adjourn.

Seconded by Zangl.

ROLL CALL VOTE: Aye - Clementi, Derksen,

Drazkowski, Land, Zangl

Nay - None

Carried.

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Meeting adjourned at 3:13 p.m.

SUE STRANDS CITY CLERK

SS/maa

